090.0	0002	0020.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	917,000 /	917,000
USE VALUE:	917,000 /	917,000
ASSESSED:	917,000 /	917,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORBETT MAUREEN L &
Owner 2:	PALMER JAMES W
Owner 3:	
Street 1:	76 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORBETT MAUREEN L/ETAL -
Owner 2:	PALMER JAMES W -
Street 1:	76 CRAWFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,437 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 3364 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5437.000	501,100	7,700	408,200	917,000
Total Card	0.125	501,100	7,700	408,200	917,000
Total Parcel	0.125	501,100	7,700	408,200	917,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.59 | /Parcel: 272.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 57690
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

!7305!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0002-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	501,100	7700	5,437.	408,200	917,000	917,000	Year End Roll	12/18/2019
2019	101	FV	366,300	8000	5,437.	414,000	788,300	788,300	Year End Roll	1/3/2019
2018	101	FV	366,300	8000	5,437.	309,000	683,300	683,300	Year End Roll	12/20/2017
2017	101	FV	366,300	8000	5,437.	279,900	654,200	654,200	Year End Roll	1/3/2017
2016	101	FV	366,300	8000	5,437.	268,200	642,500	642,500	Year End	1/4/2016
2015	101	FV	357,600	8200	5,437.	227,400	593,200	593,200	Year End Roll	12/11/2014
2014	101	FV	357,600	8200	5,437.	215,800	581,600	581,600	Year End Roll	12/16/2013
2013	101	FV	357,600	8200	5,437.	205,300	571,100	571,100		12/13/2012

PRINT

Date	Time
12/10/20	21:57:22

LAST REV

Date	Time
05/07/19	13:32:31

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7305

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORBETT MAUREEN	59453-434		7/3/2012	Convenience	99	No	No		
CORBETT MAUREEN	26131-195		3/13/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	57690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2017	1011	Re-Roof	14,728	C				
11/23/2010	2337	Redo Kit	47,000					&REDO BATH
12/21/2001	939	Redo Bas	10,000	O				REMODEL BASEMENT-A
11/21/1996	39	Addition	35,000					24X26 ADDITION
10/22/1996	544	Foundati	5,000					FOUNDATION
7/17/1992	312	Wood Dec	2,000					ADD 16X14 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
1/5/2009	Meas/Inspect	372	PATRIOT
1/27/2000	Meas/Inspect	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5437		Sq. Ft.	Site		0	70.	1.07	5									408,179						408,200	

Total AC/HA: 0.12482 | Total SF/SM: 5437 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,179 | Spl Credit | Total: 408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04712856
Const Adj.:	0.99989998
Adj $ / SQ:	130.878
Other Features:	131000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561767
Depreciation:	60671
Depreciated Total:	501096

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 5			Baths: 1			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	1996
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

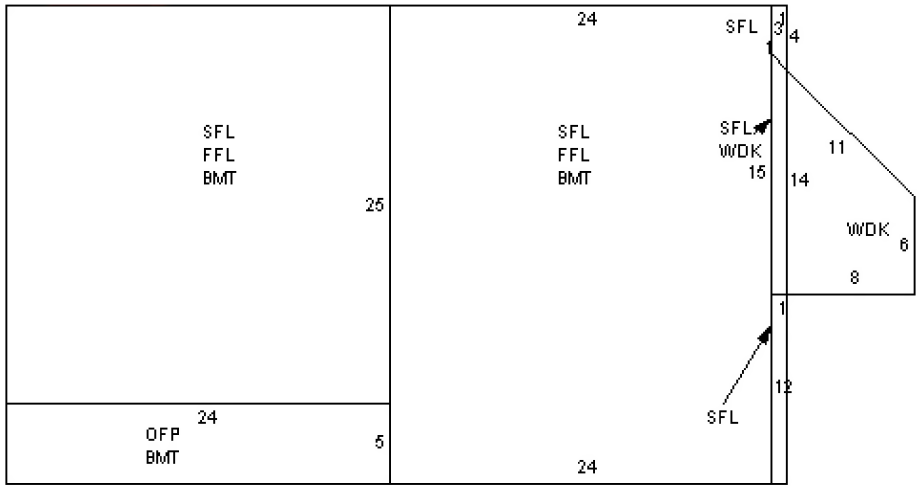
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	130.88
Special Features:	0	Val/Su Net:	116.56
Final Total:	501100	Val/Su SzAd	189.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,440	55.260	79,579
SFL	Second Floor	1,324	130.880	173,280
FFL	First Floor	1,320	130.880	172,759
OFP	Open Porch	120	30.250	3,630
WDK	Deck	95	16.000	1,520

Net Sketched Area:	4,299		Total:	430,768	
Size Ad	2643.9800	Gross Are	4326	FinArea	3364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	
SFL	98				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0002-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	16X24	A	AV	1995	24.74	T	19.2	101			7,700			7,700

More:	N	Total Yard Items:	7,700	Total Special Featues:		Total:	7,700

IMAGE

AssessPro Patriot Properties, Inc